

FOR LEASE

**6 Pheasant Run Road
Oxford, CT**



New Construction Industrial / Flex Units

- **Two Units Left Unit #3 1,000 S/F & Unit #4 1,200 S/F**
- **Each space contains an overhead door, restroom, high efficiently LED lighting and a gas heater**
- **All municipal utilities and 16' ceilings**
- **Great business park location minutes from highways**

PROPERTY DATA FORM

PROPERTY ADDRESS		6 Pheasant Run Rd	
CITY, STATE		Oxford, CT	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,000	Air Conditioning	Possible
Number of floors	1	Sprinkler / Type	None
Avail S/F	12,000	Type of Heat	Gas
Will subdivide to	1,000	OTHER	
Office space	possible	Acres	3.7
Column space	Clear span	Zoning	Industrial
Ext. Construction	Masonry - wood	Parking	25
Ceiling Height	16'	State Route / Distance to	Route 8 - 7 miles
Avail overhead doors	1 per unit	Interstate / Distance to	I-84 - 2.5 miles
Roof	Asphalt shingles	TAXES	
Date Built	2019	Assessment	
UTILITIES		Mill Rate	
Sewer	Yes	Taxes	
Water	Yes	TERMS	
Gas	Yes	Lease rate	Rent is Gross + Utilities
Electrical (per unit)	100 Amps	Unit 3	1,000 S/F \$1,100.00 per month
	208 Volts	Unit 4	1,200 S/F \$1,250.00 per month
	3 Phase		



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



UNIT 3



UNIT 4

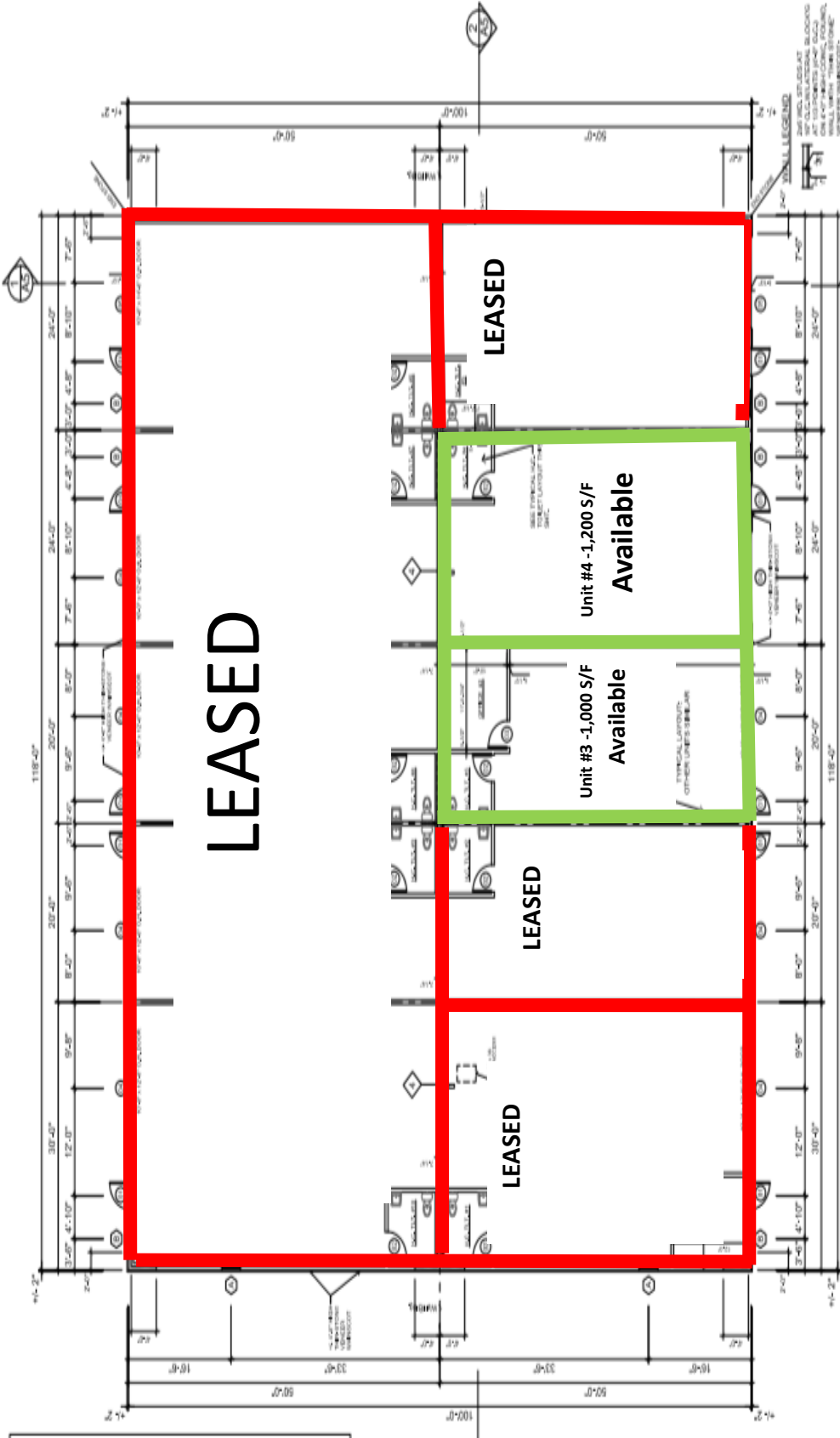


CONTACT: ED GODIN, SIOR

E-mail: EgodinPB@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



1 FIRST FLOOR PLAN
 A2 11,800 SQ. FT. GROSS AREA
 1/8" = 1'-0"

WALL LEGEND
 2x6 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BOARD AT 10'0" O.C. WALL WITH "TYP. STONE" CONCRETE BLOCK EXTERIOR FINISH.
 2x6 WOOD STUDS AT 16" O.C. WEATHER BOARD AT 16" O.C. WITH 1/2" GYP. BOARD EXTERIOR FINISH.
 2x6 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BOARD EXTERIOR FINISH.
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WALL TYPES
 Wall Type 1
 Conc., Found., Wall W/Furring H.C., Talls
 Wall Type 2
 Center Wood Stud Demisting Wall With Shelf
 Wall Type 3
 Interior Wood Stud Wall
 Wall Type 4
 Center Wood Stud Demisting Wall Found., Wall Below

3/4" = 1'-0"

